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Tyn-Y-Graig, Blakeney Hill Road, Blakeney, GL15 4BT

Guide Price £300,000



FREEHOLD

Guide Price £300,000

A DETACHED TWO/THREE BEDROOM BUNGALOW REQUIRING AN ELEMENT OF MODERNISATION WITH NO ONWARD CHAIN

Property Description

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

LOUNGE/BEDROOM THREE: 14' 3" x 10' 9" (4.34m x 3.27m), door and window to front, radiator, feature fireplace, door to

DINING ROOM: 14' 3" x 10' 8" (4.34m x 3.25m), window to side, radiator, door to

KITCHEN: 14' 11" x 6' 8" (4.54m x 2.03m), single drainer sink unit, range of base and eye level units, oil boiler (not tested), windows to rear, radiator, power points, glazed door to entrance hall, access to

INNER HALL:

BEDROOM ONE: 10' 11" x 10' 8" (3.32m x 3.25m), window to side with garden view, radiator, airing cupboard.

BEDROOM TWO (OFF DINING ROOM): 10' 10" x 10' 9" (3.30m x 3.27m), window to front, radiator, power points.

BATHROOM: three piece suite, window to side.

CLOAKROOM: window to rear, WC.

ENTRANCE HALL: doors to front and side, access to Storage rooms

TWO STORAGE ROOMS (OFF ENTRANCE HALL):

OUTSIDE: stone walling in part, mature hedges, lawned garden area, raised off road parking area, rear garden with gently sloping lawn and outbuildings, gated access to woodland walks.

SERVICES: mains water and electricity. Private drainage. Oil central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'D'.

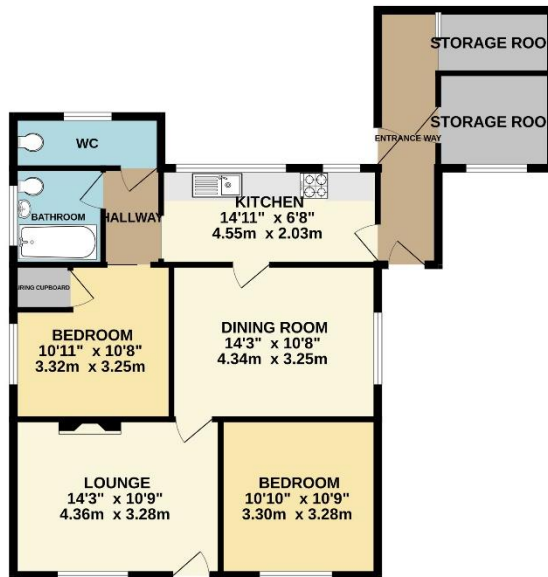
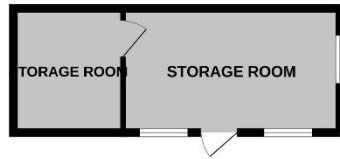


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GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA - 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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